

FINDINGS OF FACT

Kolbe, LLC. is the listed in the Hennepin County Property Records as owner of the property at 2914 Queen Avenue N., in the City of Minneapolis. A rental license was applied for and awarded to Pentagon Management Group, LLC, on July 18, 2011. On the rental license application Pentagon Management Group, LLC was listed as the owner of the property with a listed address of 6417 Penn Avenue S. #4, Richfield, MN 55423. Neima J. Mehran was listed as the person responsible for the maintenance and management of the property with a listed address of 6417 Penn Avenue S. #4, Richfield, MN 55423.

At some point, the management of the property was taken over by Renters Warehouse with a contact address of 715 Florida Avenue S., Suite 205, Golden Valley, MN. Renters Warehouse discontinued management of the property in September of 2012. The rental license was then updated to list Pentagon Management Group, LLC as the owner of the property with a listed address of 8974 Vincent Circle, Bloomington, MN 55431. Neima J. Mehran was listed as the person responsible for the maintenance and management of the property with a listed address of 8974 Vincent Circle, Bloomington, MN 55431.

On August 14, 2012, an inspection was conducted at the property and a violation notice was issued to the contact person at Renters Warehouse. The violation notice stated that the driveway surface was cracked and deteriorated. The issued orders gave until September 13, 2012, to make the necessary repairs. On September 17, 2012, an inspection was completed at the property which showed that the required repairs had not been completed and an administrative citation was issued in the amount of \$200.00. On November 20, 2012, an inspection was completed at the property which showed that the required repairs had not been completed and an administrative citation was issued in the amount of \$400.00.

On December 2, 2012, the violation notice was re-issued to Pentagon Management Group, LLC and Neima J. Mehran, after the contact information had been updated in the rental license application. On August 28, 2013, an inspection was completed at the property which showed that the required repairs had not been completed and an administrative citation was issued in the amount of \$800.00.

A review of the Housing Inspections Division's records showed that neither the \$200.00 nor the \$400.00 administrative citations had been paid or appealed.

On June 28, 2013, a Notice of Director's Determination of Non-Compliance was sent to Neima J. Mehran at the listed address of 8974 Vincent Circle, Bloomington, MN 55431, notifying the owner that there was a violation of M.C.O. § 244.1910 (11)(a) due to delinquent assessments for unpaid administrative citations. The owner and property manager were given ten (10) days to bring the property in compliance with M.C.O. § 244.1910 (11).

The owner failed to bring the property into compliance and on April 10, 2013, a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Pentagon Management Group, LLC and Neima J. Mehran at the listed address of 8974 Vincent Circle, Bloomington, MN 55431. The Notice was also sent to Kolbe, LLC at the listed address of 5908 Olinger Blvd., Edina, MN 55436. The Notice stated that there was a violation of M.C.O. §§ 244.1910 (a) (11) and (23) due to delinquent assessments for unpaid administrative citations and for having unpaid fines or fees owing to the City. The property was also posted with notice of the revocation action. The owner was given fifteen (15) days to file an appeal which he failed to do.